

Town of Selbyville Comprehensive Plan



September 2002



Salem United Methodist Church



Main Street, Selbyville



Current and Former Mayors of Selbyville

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Town, County, and State Officials

Town of Selbyville

Elected Officials of Selbyville

Clifton C. Murray, Mayor

Jay C. Murray, Council

G. Frank Smith, III, Council

Clarence W. Tingle, Jr., Council

Richard A. Duncan, Sr., Council

Planning Commission

Jay C. Murray, Chairman

Michael West

Larry Hollada

Richard A. Duncan

Town Staff

Mr. Gary F. Taylor, Town Administrator

Ms. Virginia L. Pepper, Town Secretary/Treasurer

Ms. Deborah L. McCabe, Assistant Town Secretary/Treasurer

Mr. W. Scott Collins, Chief of Police

Mr. Tarry McGovern, Code Enforcement Constable

Mr. Robert Reed, Code Enforcement Constable

Mr. James Burk, Wastewater Plant Manager

Mr. William McCabe, Water Plant & Public Works Manager

Sussex County

Mr. Vance Phillips, County Council Member, Fifth District

Mr. Robert Stickles, County Administrator

Mr. Lawrence Lank, County Planning Director

State of Delaware

The Honorable Ruth Ann Minner, Governor

The Honorable George Bunting, Senator, 20th Senatorial District

The Honorable Shirley Price, 38th Representative District

The Honorable Charles West, 41st Representative District

Ms. Constance Holland, AICP, State Planning Coordinator

Objective

The update of the Selbyville Plan has been conducted to be consistent with the recommendations of the *Strategies for State Policies and Spending* and Livable Delaware initiatives. The Town of Selbyville intends to use its existing geographic center as the focal point for controlled growth into the surrounding area. Utilizing its existing assets of abundant water, water treatment capacity, wastewater treatment capacity, experienced police force, established volunteer fire company and management capability, the Town of Selbyville will expand to meet the needs of surrounding areas through annexation.

Passed in July, 1996 the Town's Land Use Plan and new zoning ordinances provide the guidelines for growth. Every effort will be made to preserve farmland, protect the environment and maintain Selbyville's small town way of life.

The Authority to Plan

The preparation of a comprehensive development plan is the legal responsibility of the Town of Selbyville planning commission under Delaware enabling legislation. Title 22 of the Delaware Code Chapter 7 Section 702 specifies that

"[a] planning commission established in any incorporated city or town under this chapter shall make a comprehensive development plan for the development of the entire area of such city or town or of such part or parts thereof as said commission may deem advisable."

Section 702 also establishes the contents of such a comprehensive development plan as the following:

"Such comprehensive development plan shall show, among other things, existing proposed public ways streets bridges, tunnels, viaducts, parks, parkways, playgrounds, sites for public buildings and structures, pierhead and bulkhead lines, waterways, routes of railroads and buses, locations of sewers, water mains and other public utilities, and other appurtenances of such a plan including certain private ways."

Section 703 provides additional legal authority for the planning commission as stated:

"The planning commission shall have the full power and authority to make such investigations, maps and reports of the resources, possibilities and needs of the city or town as it deems desirable..."

Location and History

Located at Delaware's southern extent of US Route 113, Selbyville is bounded on the south by the State of Maryland. (See Map 1) It extends west to Road 380 and east to Road 386. The northern boundary, Route 54, Cemetery Road is a popular beach access route. The old Town is small in size, less than 2 miles square. It is surrounded by farmland on 3 sides. Farming and the railroad put Selbyville on the map in 1872.

The Town was founded in January 1778 by Benjamin Long, Arthur McCabe, John Murray, Reuben Stevens and Elijah Campbell. They purchased a 250-acre tract known as Sandy Branch which was located at the head of the Saint Martin's River. This site contained a gristmill and sawmill.

Sampson Selby was responsible for the name Selbyville. In 1842 he began to mark packages for delivery to his country store, Selby-Ville.

The development of Selby-Ville accelerated in 1872 when the Frankford and Breakwater Railroad was extended to the Town for the shipment of strawberries. D.J. Long and the Morris Brothers commercialized this crop in the area. By 1918 Selbyville was the prime supplier of strawberries for the entire east coast. Strawberries remained a major economic base for the Town into the late 1930's.

Selbyville remains a small Town in an agricultural setting. Chickens, hogs, corn and soybeans are the main source of income for area farmers. Poultry processing is the largest business in Selbyville. The Town continues to grow steadily; however it clings to its small Town atmosphere.

Selbyville Today

The crop may have changed but Selbyville's economy is still farm based. Poultry Processing, poultry

grow out and producing feed crops for poultry supplanted the strawberry as the cash base of the Town. Mountaire of Delmarva, a poultry processor, is the largest employer in the Town limits with 1,500 employees and \$154 million in annual sales.

The Town has 130 smaller companies with employees ranging from 1 to 50. Examples are:

- Wilgus Glamorama, a commercial laundry with eighty employees and \$2.0 million in sales.
- Cabinetry Unlimited, a manufacturer of household cabinets with 27 employees and \$1.4 million in sales.
- W. Atlee Burpee, a grower and shipper of nursery stock with 18 employees and \$2.0 million in sales.
- Sigma Industries, a manufacturer of highway trestles and signs.
- Animal Health Sales, a worldwide distribution of products, equipment and pharmaceuticals for animals.
- Peter Stone Co., a wholesale jewelry co. is moving into the old Acme building bringing approximately 50 employees with room for hiring 50 more over the next few years.

Small entrepreneurial firms have also found their way to Selbyville's thirty-five-acre Industrial Park. Because this park has paved roads, water and sewer to the lot, and proper zoning, the trend to locate in the park rather than in the Town proper is likely to continue. The businesses are diversified and include carpet companies, a vinyl decking and fencing company, an automatic storm shutters company, a kitchen cabinets company, landscaping company, and a screen printing company.

Retail

Like many older towns, Selbyville maintains its original "center of town" retail stores located on Church and Main Streets. The area of Town surrounding the Baltimore Trust Company includes service and retail outlets. Several new specialty grocery delicatessens serve the Spanish speaking immigrant population. The Scott Furniture Company founded in 1927 is a retail furniture store with design oriented clients. They carry all lines of decorator furniture and accessories.

Recently, there has been a renewed interest in Selbyville's downtown. This area attracts beach traffic

customers and customers from the Ocean Pines, Maryland. A new lumber company, a new restaurant, and a fast food restaurant in the area will also attract more customers.

Medical

For many years Selbyville has had one physician's office and one dentist in Town. Both are located near the Town's center. Due to population growth and changes in the practice of medicine and dentistry, many of the Town residents now seek treatment nine (9) miles away in Berlin, Maryland. Berlin has developed into a Medical Center because of their new hospital, Atlantic General, and the location of a Specialty Practice Branch of Peninsula Regional Hospital of Salisbury.

Atlantic General has established a medical office in the Mason Dixon Shopping Center. The doctor in this office provides treatment in Selbyville with direct referrals to Atlantic General.

Community Profile

Population

According to the 2000 Census, Selbyville has a population of 1,645 residents. This is a 23 percent population increase over the 1990 Census population of 1,335. During this same period of time, 1990 to 2000, Sussex County grew from 113,226 residents to 156,638, an increase of 38 percent. Therefore, Selbyville is growing at a slower rate than Sussex County as a whole.

According to the 2000 Census, the median age of Town residents is 36.9. This is younger than the median age of Sussex County residents (41.1), but slightly older than the median age of State of Delaware residents (36.0). Table 1 shows the age distribution of Selbyville residents, Sussex Countians, and Delawareans. Figure 1 shows the age distribution of Selbyville residents.

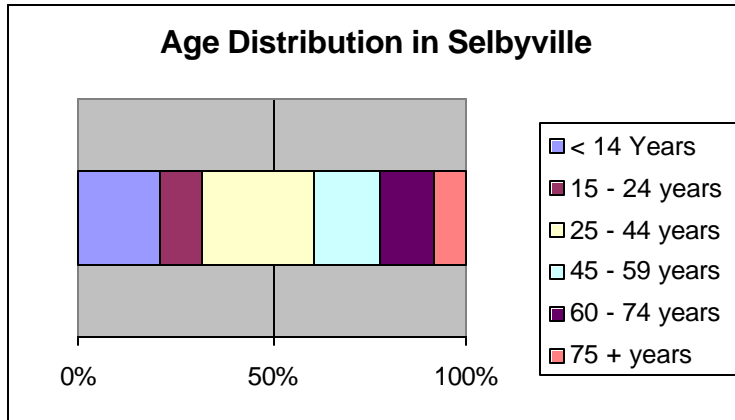
Table 1: Age Distribution for Selbyville, Sussex County and Delaware

Age	Selbyville		Sussex County		Delaware	
<5 years	129	7.84%	9,009	5.75%	51,531	6.58%
5 - 9 years	110	6.69%	9,960	6.36%	55,813	7.12%

10 - 14 years	107	6.50%	10,250	6.54%	55,274	7.05%
15 - 19 years	88	5.35%	9,480	6.05%	55,632	7.10%
20 - 24 years	93	5.65%	7,556	4.82%	51,665	6.59%
25 - 34 years	243	14.77%	17,811	11.37%	108,840	13.89%
35 - 44 years	229	13.92%	23,425	14.95%	127,601	16.28%
45 - 54 years	195	11.85%	21,312	13.61%	103,999	13.27%
55 - 59 years	83	5.05%	9,615	6.14%	39,320	5.02%
60 - 64 years	79	4.80%	9,198	5.87%	32,199	4.11%
65 - 74 years	150	9.12%	17,091	10.91%	56,415	7.20%
75 - 84 years	104	6.32%	9,362	5.98%	34,762	4.44%
85 years +	35	2.13%	2,569	1.64%	10,549	1.35%
	1,645	100.00%	156,638	100%	783,600	100%

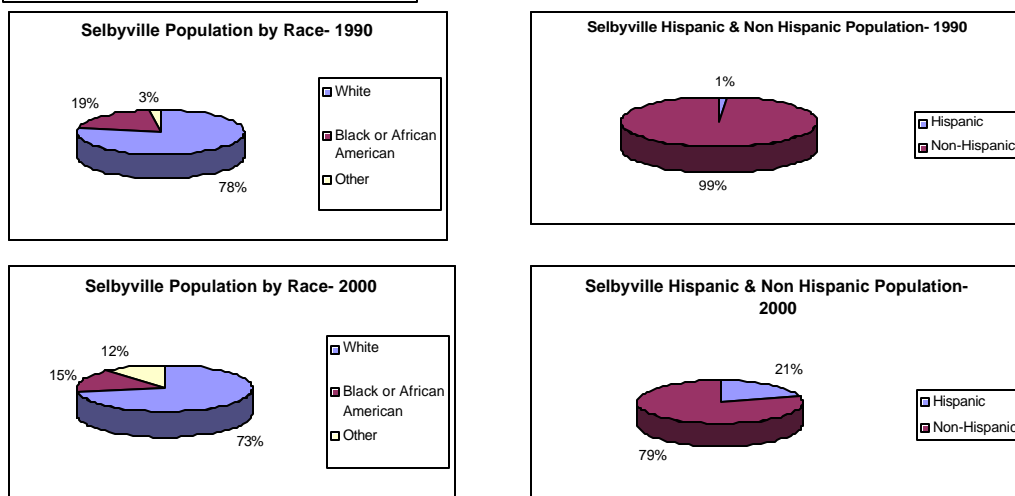
Source: U.S. Census Bureau, 2000 Census

Figure 1



The majority of Selbyville residents, according to the 2000 Census, are white. The percentage of white population in Selbyville decreased slightly from 78 percent to 73 percent between 1990 and 2000. The African American population of Selbyville dropped slightly between 1990 and 2000, from 19 percent to 15 percent. The number of people who classify themselves in a race category other than white or African American rose from three percent in 1990 to 12 percent in 2000. The number of people of Hispanic origin in Selbyville rose significantly between 1990 and 2000, from one percent of the population to 21 percent of the population. Figure 2 shows the racial make-up of Selbyville and the percent of Hispanic population from the 1990 and 2000 Census.

Figure 2



According to the U.S. Census Bureau, 2000 Census, the median household income in 1999 in the

Town of Selbyville was \$36,250. This is slightly lower than the median household income of Sussex County, \$39,208, and lower than the State of Delaware's median household income, \$47,381

Table 2 compares the educational attainment levels of Selbyville residents to those of Sussex County and Delaware residents over age 25 from the 2000 Census. On average, Selbyville residents had completed less formal education than residents of Sussex County or the State of Delaware. While nearly 70 percent had completed high school, about 11 percent had a Bachelor's degree.

Table 2: Educational Attainment

Jurisdiction	High school graduate or higher	Bachelor's Degree or Higher
Selbyville	67.3%	11.3%
Sussex County	76.5%	16.6%
State of Delaware	82.6%	25.0%

Source: U.S. Census Bureau, 2000 Census

Housing

Selbyville is made up of a variety of housing types, including single family homes, apartments, senior housing units, and single family rentals. More than 73 percent of the housing units, according to the 2000 Census, are detached, single family homes. A new 48-unit single family housing development is currently underway in the Town including upscale units starting at \$160,000. According to the 2000 Census, 67.8 percent of housing units in Selbyville are owner-occupied, while 32.2 percent are renter-occupied. The percent of owner-occupied units is lower than that for Sussex County (80.7 percent) and for the State of Delaware (72.3 percent). Table 3 shows the composition of housing stock in Selbyville.

Table 3: Composition of Housing Stock in Selbyville

Structure Type	Selbyville	Percent of Total
Single Family, Detached	486	73.6%
Single Family, Attached	18	2.7%
Multi-Family	88	13.3%
Mobile Home	68	10.3%
TOTAL	660	100%

Figure 3 shows that the median value of houses in Selbyville, according to the 2000 Census, was about \$105,100. This is less than the median value of housing in Sussex County or Delaware.

Figure 3

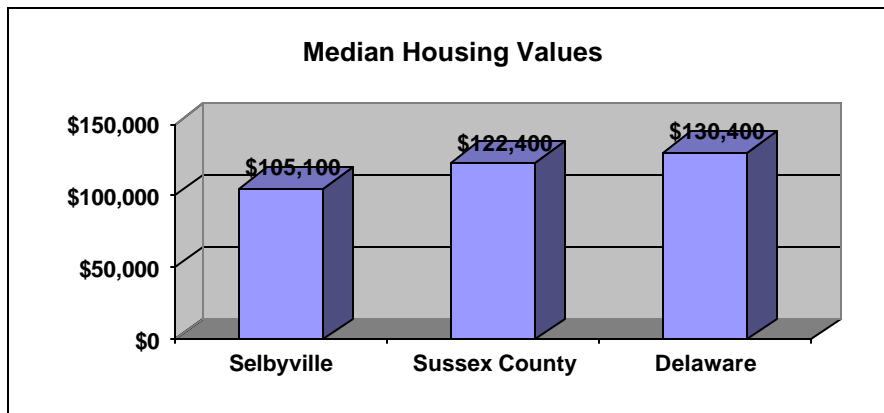
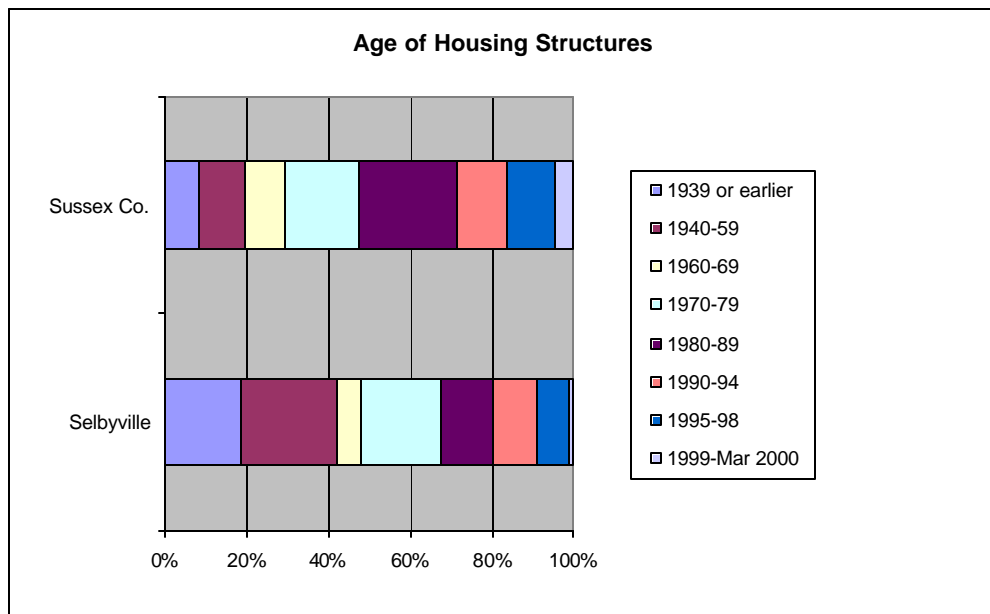


Figure 4 compares the age of housing stock in Selbyville with that of Sussex County. Almost 20 percent of the Town's houses were built before 1939.

Figure 4



Population Growth

The Selbyville area will grow over the next 10 years because of a variety of factors, including:

- It is an ideal location for retirement.
- Migrant workers are attracted to the area because of employment opportunities in the poultry industry.
- Annexation of surrounding lands in need of Town water and sewer will occur.
- Increased employment opportunities will attract both skilled and unskilled labor.
- Developers will be interested in utilizing the water and sewer capacity of the Town.
- Maryland's section of Route 113 will be constructed.

Table 4: Potential growth rates

Decennial Growth Rate	2000	2010	2020
23% Based on Selbyville's population growth between 1990 and 2000	1,645	2,023	2,489
27%	1,645	2,089	2,653
31%	1,645	2,155	2,823
38% Based on Sussex County population growth between 1990 and 2000	1,645	2,270	3,132

If the 23 percent growth that Selbyville experienced between 1990 and 2000 continues, the Town can expect a population of 2,023 by 2010. If Selbyville were to grow at the same rate as Sussex County did between 1990 and 2000, the Town would be able to expect a population of 2,270 by 2010.

Community Resources

Schools

Selbyville is part of the Indian River School District which has 7,600 students, 14 schools in 360 square miles of service area. Within its borders Selbyville has both a elementary school and two middle schools. For a majority of the Town all are within easy walking distance. Table 5 lists the schools that are within the Town of Selbyville.

Table 5: Schools in Selbyville

School	Grade Levels	Number of Students
Phillip Showell Elementary School	Grade K-5	340 students
Selbyville Middle School	Grade 6-8	650 students
Southern District School of the Arts	Grade 1- 8	350 students

Selbyville Middle School opened in 1995. It contains modern classrooms, computer laboratories, cafeteria facilities and a sports complex.

The Southern District School of the Arts is a magnet school that opened in 1998. Interested students are chosen by lottery to attend due to the high level of interest.

Indian River High School is located in Frankford only four (4) miles north of Selbyville. Sussex Tech High School, operated by the Sussex Technical School District, is also available to residents of Selbyville. The Indian River School District plans to build a new high school between Frankford and Dagsboro to replace the current high school.

Higher Education

Delaware Technical and Community College (Del Tech) is located less than thirty (30) minutes away in Georgetown, a two (2) year junior college. Del Tech is an educational center with a broad curriculum choice for students and adult education. It provides space for the extension colleges of:

- Delaware State University
- University of Delaware
- Wilmington College

Wor-Wic Community College is located less than thirty (30) minutes away is outside of Salisbury, Maryland. This two (2) year technical training school offers courses similar to DelTech.

Salisbury University, a fully accredited four (4) year college offering a wide variety of Bachelor Programs is located forty (40) minutes away in Salisbury, Maryland.

Library

The Selbyville Public Library is located on the corner of McCabe and South Main Street. It is one of 14 libraries operated by Sussex County. It is housed in the restored home of former Governor and U.S. Senator John G. Townsend. The library has 22,000 books as well as a Children's Story Hour and a Challenge Reading Program for older children. Open six days per week it has hours convenient to its users needs.

The Library has plans to expand in the near future when funds can be raised. The Town does not currently contribute directly to the library.

Churches

Several churches of varying denominations are located within the Selbyville Town limits.

- Salem United Methodist
- Assembly of God Evangelical Church
- St. Martin's in the Field Episcopal Church

- Thessalonias Baptist Church
- Zoar United Methodist Church

Social Services

Social Services are provided at the Edward W. Pyle State Service Center, located three (3) miles from Selbyville on the outskirts of Roxana. A variety of services are available including, child care, Medicaid, public health services and screenings, Welfare to Work, and others.

Public Safety

Fire Company

After a large downtown fire on February 13, 1916, the town people asked to purchase a chemical cart that could put out 75 percent of the average fire. On May 6, 1919, the Town board decided to purchase this cart, which had to be pulled to and from each fire.

Two hand pumps were installed for \$300, which the Town board owned and operated. These were used until the Town water system was installed in 1923. On January 6, 1923, the Town saw the need to get more equipment, so a small group of people had a meeting and organized the Selbyville Volunteer Fire Company. The Red Men's Hall was rented and converted into a temporary fire house. In 1925 the company traded equipment for new items. In 1929 the Town bought a lot on Duke Street for \$600, and a building was completed in 1932 for \$10,000. Over the years the company bought more equipment, and in 1972 built a new station on Main Street. Today the Selbyville Volunteer Fire Company has more than 40 firefighters. The newest equipment includes a pumper tanker that cost \$300,000 and a rescue that cost over \$400,000. Membership in the company continues to decrease due to a declining interest in fire service on the part of young people. The Fire Company is now preparing to purchase a new pumper/rescue to be able to respond to accidents on Route 113 involving hazardous materials. Selbyville is one of the few towns with its own full time EMT ambulance driver.

Police Department

Selbyville's Town charter created the Town of Selbyville Police Department in April 1932. The Department was responsible for maintaining the public safety of the citizens of the Town of Selbyville, and did so with a force of one sworn officer.

In 1968 a second officer was added to the force and a few years later a K-9 dog also joined the force under the direction of Chief of Police, Ward Collins, Jr. The force also began enforcing speed limits utilizing the current Radar speed measuring equipment.

In the early 1980s the force grew to three, and the early 1990s to four. With the assistance of a Federal grant under the Community Oriented Policing Services (C.O.P.S.) program the Department added a fifth officer in 1992. Again in 1996, with the assistance of a C.O.P.S. grant, two more officers were added bringing the total force to 7.

In June 1998 the Department went through a major technological upgrade adding new computers to the offices, as well as adding Laptop computers to the Patrol cars. Utilizing cellular modems the patrol officers were now given immediate access to Motor Vehicle information, Drivers License, Wanted Person, and Criminal History while in the patrol car without having to contact a Dispatch Center. Also, that same year the Department rewrote the Department Standard Operating Procedure Manual, including a written Community Policing Policy and Enforcement Strategy.

The Department has maintained a **Problem Oriented Policing** philosophy for many years, even before it was given a name. Essential to the philosophy is open and trusting communication and interaction with the public. The close bond with citizens allows for better interaction and response to their needs and complaints.

The enforcement of the State and Local Laws is conducted in a three step process including primarily high visibility patrols in high complaint or problem areas. The second step consists of special enforcement patrols to target loitering, loud radios, disorderly persons, littering, abandoned vehicles, and other public disorder types of crimes. The third step is to build confidence and rapport with the

citizens and visitors of the Town of Selbyville by using public education programs, and speaking to local organizations.

Planning Process

Selbyville began preparing for the future in 1993 when a Planning & Zoning Committee was appointed and charged with establishing a land use plan and modernizing the zoning ordinances by polling its citizens using a multi-paged questionnaire. The questionnaire demonstrated key citizen interests. In summary it indicated citizens were interested in:

- Long Term Planning
- Regulated Growth
- Improved Zoning
- Better sidewalks
- Better Medical Facilities
- More Entertainment
- A Balanced Blend of Housing
- Improved highways, roads and streets
- Facilities for the Elderly

Using the questionnaire as a guide, the Planning & Zoning Committee assessed existing land uses in the Town. They found an almost equal split between business use and residences. There were indications of considerable spot zoning. The most significant finding was that very little land was left for growth.

With the help of Land Tech, Inc., a land use consultant from Ocean View, the Planning & Zoning Committee developed a Land Use Plan. The suggested plan was submitted to the public. After extensive public comment, the land use plan was finalized and ratified by the Mayor and Council on April 17, 1993.

To support the Land Use Plan which moved from 2 zones to 9 zones, the Planning & Zoning Committee reviewed the existing zoning ordinances of the Town. Written in 1972 these ordinances required modernizing and extensive revision. Proposed zoning changes to support the Land Use Plan were reviewed by the public during a series of public hearings. After revision it was passed by the Mayor and Council on July 1, 1996.

The current update was done to reflect changes in the 2000 census and to add or delete any items in the plan that were either obsolete or new since 1996. This update also brings Selbyville into compliance with the requirements of 22 Del. Code, Chapter 7, which requires that municipalities review their comprehensive plans every five years, and 22 Del. Code, Chapter 1, which requires that municipal annexations be consistent with the municipality's adopted comprehensive plan.

In updating the Comprehensive Plan, Selbyville officials worked with staff from the Office of State Planning Coordination and Davis, Bowen and Friedel, the Town engineer. Two public workshops were held by the Planning and Zoning Commission during the update. Although they were advertised, only staff and Town officials attended the workshops.

Assets and Liabilities

Selbyville has a variety of assets that make it attractive to prospective residents and businesses. There are also some issues or liabilities that will need to be addressed as Selbyville grows.

The following are assets:

- A strategic location on Route 113, a major north/south highway. Only 20 minutes to Atlantic beaches.
- Delaware tax free shopping available to highly populated Maryland development of Ocean Pines.
- Easy access to Salisbury, Salisbury Airport and the medical centers in Berlin and Salisbury.
- Elementary and middle schools within walking distance to Town residences.
- Experienced police and fire fighting force.
- 35-acre Industrial Park.
- Water treatment plant, with 2 wells and purification capacity.
- Wastewater treatment plant less than 10 years old, with current capacity of 1.25 MGD and potential to expand.
- Affordable housing.
- Recreational facilities.
- An attractive downtown.

- Expanding tax base.
- Route 113 will become a dual lane highway in Maryland to be completed by 2002.
- Many of the streets in Town were resurfaced in 2001.
- Sidewalks were replaced in 2001.
- Water lines are new and are now looped in most areas of Town.
- Water Plant modernized in 2000.
- A second water tower installed in 2001.

The following are liabilities that need to be addressed:

- Sewer plant needs additional capacity which will require upgrades and additions.
- Substandard housing needs to be demolished or refurbished.
- Downtown business area needs promotion.
- Limited recreation space for a growing population with special needs for seniors.
- Lack of higher paying jobs. Some progress is being made however.
- Limited medical and dental practices.

Future Growth

The guiding principals of Selbyville's growth plan were laid out in the 1996 Land Use Plan. Selbyville will seek to have each zone added be compatible with the zone(s) adjacent while always considering the need for a fair balance of housing and business needs.

Selbyville's growth has already begun with commitments to improve both the quality and quantity of water available. By increasing the waste-water allotment from the County and making those improvements necessary to the plant and equipment to process those increases. By improving the distribution system of both sewer and water inside of and outside of the Town's current perimeter.

General Planning Objectives

- To ensure the orderly use and development of the land within and surrounding Selbyville.
- To utilize the guidelines for development proposed by the Sussex County Comprehensive Plan, the *Strategies for State Policies and Spending*, and Livable Delaware initiatives.

- To encourage the diversification of the Town's economic base.
- To incorporate development into the city by providing water, waste water, police protection and administration.
- To encourage affordable housing and a complete range of housing choices for new residents.
- To foster redevelopment of substandard housing through county and state rehabilitation programs.
- To provide organized recreation for both the young and the old.
- To provide improved roads, streets, sidewalks and bike paths for the use of our citizens.
- To improve health care opportunities by encouraging more doctors and dentists to locate in this area.
- To attract new businesses to the Downtown business area and create an atmosphere for joint promotion.
- To manage all land uses for nutrient reductions consistent with Total Maximum Daily Loads.

Land Use

Background

Selbyville's existing land use pattern is made up of a variety of uses. Residential uses comprise 282 acres, or about 32 percent of land uses in Town. About 15 percent of land within the Town is currently vacant and developable. The vacant land consists primarily of lots scattered throughout Town, but it also includes the Buntings Mills housing development, which is in the process of being developed. An additional twelve percent of land within the current municipal boundary is in agricultural use.

Commercial uses are concentrated primarily in the downtown, along U.S. Route 113, and some along the rail line. Residential land uses exist throughout Town, generally surrounding the commercial zones. Table 6 gives a breakdown of the various land uses, and Map 3 shows the distribution of land uses throughout Town.

Table 6

Land Use	Number of Acres (+/-)	Percent of Town Area
Residential	282	32%
Commercial	96	11%
Industrial	79	9%
Social or Institutional	67	8%
Utilities or Transportation	7	1%
Recreation or Leisure	6	1%
Natural Resources/Open Space	5	1%
Agriculture	104	12%
Vacant	134	15%
Roads & Rights of Way	107	12%
<i>Total</i>	<i>887</i>	<i>100%</i>

Source: Institute for Public Administration/Office of State Planning Coordination GIS analysis of Land Use Survey completed in May and June 2002.

Map 4 shows Selbyville's current zoning. There are several non-conforming uses in Town, where the current land use does not match the zoning. These uses predate the zoning code and are, therefore, grandfathered in. Mountaire is the most significant of these non-conforming uses, as an industrial use in the General Commercial zone. Map 5, Future Land Use, shows the Mountaire complex with a future land use as industrial. Other non-conforming uses are shown as reverting to their allowable uses under zoning, should the current land use change in the future.

Recommendations

- *Identify areas for infill and redevelopment and target these areas for redevelopment*

There are a variety of vacant lots in both the commercial and residential zones throughout Town. The Town should encourage development, or redevelopment in some cases, of these lots.

- *Review the Zoning Ordinance to insure consistency with Comprehensive Plan*

Following the completion and adoption of the Comprehensive Plan, Selbyville should review its zoning ordinance to ensure that the zoning classifications and zoning map give the Town the flexibility it needs to implement the Comprehensive Plan. Selbyville's zoning ordinance was recently adopted and works well, but as the Town expects significant growth a review of the ordinance with potential annexations in mind would prepare the Town for growth.

- *Encourage strong community design standards*

Strong community design standards help to guide development in a way that is consistent with Town character. Selbyville is currently a small town whose design encourages walking through sidewalks, residential zones near commercial zones, and connectivity throughout. These are among the qualities that make Selbyville a community. As new development occurs, the Town should encourage effective community design that includes mixed uses where appropriate, walkability and connectivity.

- *Preserve Selbyville's small-town character*

As Selbyville grows in population and geographic size, the Town should continue to maintain its character and charm. Maintaining a focus on the downtown historic districts and encouraging strong design standards will help to maintain Selbyville's character.

- *Consider the adoption of Transfer of Development Rights (TDR) program.*

Transfer of Development Rights is a means by which density is increased in a receiving area, and land is protected from development in a sending area. The development rights are transferred from the sending area to the receiving area, therefore preserving the land in the sending area while compensating the landowner for this transfer. In a Transfer of Development Rights program, sending and receiving areas

are designated by the local government.

Selbyville should consider adopting a TDR program to preserve lands outside of the developed Town and direct growth and density to areas within Town. Sending areas could be in areas of Sussex County that are within Selbyville's Intergovernmental Coordination Zone (Map 6), and receiving areas could be in the annexation area.

Water & Wastewater Infrastructure

Background

Wastewater Facilities

The Town of Selbyville is currently investigating options and funding availability in order to improve treatment capability and permitted capacity at the Town's wastewater treatment facility. Currently, flows average approximately 1 to 1.1 million gallons per day (MGD), and the permitted capacity is currently 1.25 MGD. The funding application and preliminary design report would allow for expansion of the plant to a revised capacity of 1.5 MGD.

The plant was originally constructed in 1989. It serves the residents and businesses within Selbyville, as well as 143 residences outside the boundaries of Selbyville. The Mountaire Poultry Processing Plant uses about 70 percent of the current capacity, while other businesses and residences use the remainder.

The following wastewater system improvements were completed between 1997 and 2002. In order to provide adequate capacity for transporting wastes to the existing collection system, four pump stations were constructed at the following locations:

- Pump Station #1 (PS1) at North Main Street near the northern boundary.
- Pump Station #2 (PS2) on Route 54 near the intersection with Bishopville Road.
- Pump Station #3 (PS3) at the intersection of Road 386 and Route 17.
- Pump Station #4 (PS4) on Route 113 located at the Crisp property.

Several houses located on N. Main Street are served by an 8" gravity sewer extending to PS1. The flow is then discharged through a 2" force main connecting to the gravity sewer system located at the intersection of Polly Branch Road and Main Street. This pump station and collection system contribute approximately 2,000 gpd to the Town's sewer system.

The mobile homes and houses located along Route 54 were provided with sewer service by collecting

the flows from each residence in an 8" diameter PVC sewer main to PS2. The flow is transmitted by gravity flow to PS2. PS2 then transmits approximately 6,000 gpd of domestic wastewater through a 4" PVC force main. The force main transfers the wastewater from this pump station to a gravity sewer along Polly Branch Road (Road 386).

The mobile homes located near McCabe Court and Farlow Estates are provided with sewer service by collecting wastewater from each residence in an 8" diameter PVC sewer main. Wastewater from these residences is conveyed by gravity to PS3. This pump station transmits approximately 15,000 gpd of domestic wastewater through a 4" diameter PVC force main to the sewage treatment plant. The McCabe Court pumping station (PS3), located at the intersection of Route 17 and Road 386, is used to process effluent from PS2 and locally generated wastes collected by gravity.

The residences and businesses along Route 113 are served by a 10" gravity sewer. This sewer extends approximately 1,200 feet north of Cart Branch Ditch. This gravity system flows into PS4 and is then discharged through a 3" force main, which connects to the Town's gravity system at the intersection of Route 113 and Cemetery Road. Approximately 3,000 gpd is discharged from this service area to the Town's wastewater system.

Force mains are located within the right-of-way of an existing roadway and under the shoulder, adjacent to the travel lanes. The gravity collection lines and manholes are located under the shoulders of the roadway wherever practical, and under the travel lanes in the remaining cases.

The pump stations are located on either roadway right-of-ways or on easements obtained from property owners. Each station is equipped with submersible sewage pumps and automatic control systems. One portable emergency generator is on hand for all stations.

This project has benefited the residents of rural low income areas by providing central sewer service. The construction of the extension enhanced regionalization of the area sewer service by allowing residents not located within the Town limits to connect to the existing sewer service. The condition of the local environment has been improved by replacing outhouses and on-site disposal systems of

questionable reliability with central sewer service.

In addition to the above improvements the Town has four additional pump stations. These pump stations are located at Hickory Tree, Shady Grove, Route 113, and Church Street. The remainder of the Town is served by gravity sewer of various sizes. The Church Street pump station collects the majority of the flow from Town and conveys the flow to the wastewater treatment plant.

In 1998 the Environmental Protection Agency (EPA) awarded the Operations and Maintenance Excellence Award to the Town of Selbyville Wastewater Facility.

Water Facilities

The Selbyville Water Treatment Plant was upgraded in 2000, to increase capacity to approximately 1 MGD. The current plant consists of two sediment/flocculation tanks, eight filters, bulk storage facilities for chemicals, and two wells each with the capacity of approximately 400 gpm. Electrical control upgrades with a central alarm system for all well pumps were made. The electrical system was upgraded to include new starters, breakers and disconnects for the chemical feed systems. The system previously lacked a central controller and alarm. The improvements rectified this situation by combining all well starters in the new water control center. A standby power generator and transfer switch is available as a backup power source.

Laboratory and office modifications have been made, increasing work space and efficiency. The building improvements included new windows, roof, doors and flooring with an underfloor drain system. These improvements increased the energy efficiency of the building and added to the health and safety of the employees.

Also, in the period from 1997 through 2000, distribution system improvements were constructed to serve areas outside of Town limits and improvement flows within Town. The following improvements were included as part of this project.

- 7,500 LF of 8" water main extension w/service connections from Bethany Rd. (Rt. 17) to Fenwick Rd. (Rt. 54) via Polly Branch Rd. (RD 366) including Bunting Branch Crossing and highway borings.
- 7,000 LF of 8" water main extension from Bethany Rd. (RT 17) to Main Street via Polly Branch Rd (RD 366).
- 4,000 LF of 10" water main extension with services along Main St. from Fenwick Rd. to Cemetery Rd. including Sandy Branch Crossing.
- 950 LF of 6" water main in Farlow Estates with service lines and house hookups.
- 2,600 LF of 10" water main extension with services along Cemetery Road from Main Street to Rt. 113 including (1) railroad crossing and (1) highway boring
- 700 LF of 8" water main extension with services along the west side of Rt. 113 from Gumboro Rd. to the Sandy Branch Crossing.
- 2,600 LF of 10" water main extension with services along the west side of Rt. 113 and an easement from Hosier St. to the industrial park with highway borings.
- 10" water main extension from Cemetery Road to Pepper Ridge Trailer Park, located approximately 2.5 miles north of Town.
- 750 LF of 10" water main extension with services along the east side of Rt. 113 from Cemetery Rd. to Clendaniel Ave.

Additionally, a 150,000 gallon elevated-storage tank was installed at Pepper Ridge to provide additional storage. The Town has an existing 125,000 gallon elevated storage tank located near the

water treatment plan.

All the main interconnections eliminated dead-end extensions that existed in the distribution system. Hydrant and valve replacements were needed for better system isolation and to remove leaking and/or broken equipment. Service line replacements were for water quality purposes, reducing lead contamination in the system.

In addition to the above improvements completed from 1997 to 2000, the Town is currently working on a Water Facilities Plan in order to better document the sizes and locations of water mains and fire hydrants that are located within Town limits. Also, as part of the study the need for an additional well and possible location will be evaluated.

Recommendations

- *Consider Future Water and Wastewater Needs*

It will be necessary for the Town to consider proposed development impacts to the existing water and sewer facilities. As development occurs the Town will review the needs of the existing facilities to determine when additional facilities or improvements are necessary. Improvements to the water system may include the addition of another well, changes to the chemical feed systems and other minor upgrades to provide potable water to the community. Improvements to the sewer system may include upgrades to the pump stations or additional pump stations dependent on the location where development occurs.

- *Proceed with Plans to Upgrade Wastewater Treatment Plant to 1.5 MGD*

The Town is initiating discussions with Mountaire to discuss cost sharing of the proposed improvements. The Town has applied for funding for the upgrade through the State Revolving Fund. Once funding becomes available, the Town will begin design and proceed with construction of the improvements necessary. The improvements shall include replacement of the existing sand filter, reconstruction of the Church Street Pump Station, replacing the force main from the Church Street Pump Station to the Sewage Treatment Plant, adjustments to the clarifiers, aeration system and lime silo.

- *Explore Interconnections of Water Lines*

The Town had previously investigated the potential of an interconnection of water lines with Frankford. The project, unfortunately was rejected by the Town of Frankford. Other potential interconnections exist with Tidewater, Artesian or other water companies, however, these systems are located several miles to the east or northeast and are not feasible at this time. Any interconnections would be considered as they become available in order to provide additional redundancy for the Town's system.

Transportation

Background

Road Network

Selbyville is divided on a north/south axis by U.S. Route 113, a State maintained, divided, four-lane highway. At the Maryland line this highway shrinks to two (2) lanes, thus creating a bottleneck for both automobile and truck traffic. Plans are currently underway to make the Maryland side of Route 113 a four-lane highway. The project work has begun and is expected to be completed in 2002. Route 113 has been designated in the Delaware Department of Transportation's Corridor Capacity Preservation Program, which means that the Department of Transportation will be looking at new traffic handling techniques such as access roads and purchasing development rights to reduce future land use impact on traffic.

State Route 54 meanders through the Town of Selbyville creating an east/west split in the Town. Route 54 is one lane in each direction with a parking lane on the west side. Route 54 can handle local traffic, but as a major access route to the beach resorts, it is stressed by tourist traffic during the summer season. It is unlikely that Route 54 would be widened through Selbyville, however the Department of Transportation is currently undergoing a planning study for Route 54. The study includes evaluating Route 54, as well as other local roads where traffic could be routed to alleviate traffic on Route 54. Currently, because development pressure is concentrated east of the Route 20 intersection, road widening is being explored in this area, and not between Selbyville and Route 20.

State Route 17 intersects Route 54 in Selbyville. This two-lane road provides a northeast route to Roxana, Clarksville and, via Route 26, Bethany Beach. Due to Town intervention sidewalks were installed between the Phillip Showell Elementary School and Selbyville Middle School. The roadway has been repaved and widened with bike lanes on each side of the road.

Church Street is the Town's main traffic carrier connecting Route 113 and 54. It is three (3) lanes, one lane in each direction and a single parking lane. It is State maintained. In 1991 it was repaved by the State and the Town of Selbyville put in new curbs and sidewalks. In the Town Center decorative sidewalks and lighting were installed as improvements for the business area.

The Town of Selbyville is responsible for the maintenance of 8.5 miles of streets and roads. Residential streets, Dukes and McCabe are one lane in each direction with parking on both sides. These streets have sidewalks on both sides. Both streets and sidewalks were replaced in 2001. Other residential streets such as Williams, Clendaniel, Hoosier and Polly Branch are two (2) lane without sidewalks.

Hoosier Street between 113 and 54 is designated for truck traffic. Even though parking is not prohibited, there is little parking on this street. Both sides of the street contain sidewalks which are in poor condition. Hoosier Street sidewalks were replaced in 2001.

The intersection of Route 113 and State Route 54 is shown in the Sussex County Long Range Transportation Plan as a projected congested intersection in future scenarios for 2005, 2015 and 2025. According to the modeling done for the Long Range Plan, the portion of Route 54 between Route 113 and Fenwick Island is expected to experience moderate seasonal congestion by 2005. By 2015, the model shows the segment of Route 54 between Route 113 and State Route 17 will experience moderate seasonal congestion, while the portion from Route 17 to Fenwick Island will experience high seasonal congestion. By 2025, the model predicts that the entire segment of Route 54 between Route 113 and Fenwick Island will experience high seasonal congestion.

Rail Service

The Maryland Delaware Railroad passes through the Town of Selbyville. This freight carrier does not have a loading dock within the Town limits. Through connections with Norfolk Southern the line serves the entire length of the Delmarva Peninsula.

Other Transportation

There is currently no public transportation in the Town such as buses or taxis. DART Paratransit is available to the area with prior notification for trips to doctors or other essential trips for persons unable to get there on their own. Trailways buses service the area with terminals in Ocean City, Maryland, a twenty (20) minute drive from Town, Bethany Beach, a twenty (20) minute drive from Town and Rehoboth Beach, approximately thirty (30) minutes from Town.

There are two (2) local airports serving the area. Sussex County Airport, which has a 5,000-foot paved runway, and the Laurel Airport. Commercial service is available from the Salisbury Airport in Salisbury, Maryland about thirty (30) minutes from Selbyville. The Salisbury Airport has daily connecting flights to Baltimore Washington International Airport and Philadelphia International Airport.

Recommendations

- *Coordinate with the Delaware Department of Transportation on land use and transportation issues.*

Several roads within the Town of Selbyville, including U.S. Route 113 and State Routes 54 and 17, are maintained by the Department of Transportation. Land use and development have a significant impact on traffic and congestion. Models used in development of the Sussex County Long Range Transportation Plan predict worsening congestion along Route 54 over the next 25 years. The Town of Selbyville should work with the Department of Transportation to integrate land use and transportation decisions.

- *Coordinate Town activities along U.S. Route 113 with the Department of Transportation's Corridor Capacity Preservation Program.*

Currently, commercial land uses dominate along U.S. Route 113 within the municipal limits of Selbyville. Map 8 shows the desire of Selbyville to annex area north of the current town boundary for commercial use. If this land annexes into Selbyville, the Town should coordinate closely with the Department of Transportation to ensure that design standards of any development along the corridor are consistent with the goals of the Corridor Capacity Preservation Program.

- *Coordinate with the Department of Transportation on issues pertaining to the proposed Sussex County north/south highway and east/west routes.*

The Delaware Department of Transportation is in the early stages of studying a Sussex County north/south highway. In concept, this highway would use much of the Route 113 alignment. The Town of Selbyville is interested in working with DelDOT on this issue, but the Town recognizes that this is a concept that is unlikely to materialize in the near future. In the future planning and study for such a highway, the Town of Selbyville would like to ensure that the route would go around Selbyville and not

end in Town, causing traffic congestion in the Town.

The Town also believes that the State, Sussex County, and area municipalities need to work together to address the issue of the east/west roads in the area. The east/west roads are used as the main access roads to the beach resort areas. Congestion on these roads is expected to continue to increase in the foreseeable future. The Town is interested in working with DelDOT and others to explore long-term alternatives for handling east/west traffic and relieving congestion on local roads.

- *Encourage Bicycle and Pedestrian interconnections in new developments.*

Off-road paths for use by pedestrians and cyclists should link new developments within the existing Town and in the potential annexation area with the Town and community facilities such as parks and schools.

The Town should work with the Delaware Department of Transportation on incorporating bicycle and pedestrian facilities into highway improvement projects, and with developers on including such facilities in new development. Funding through the Department's Transportation Enhancement Program could be a valuable source in building a bicycle and pedestrian network in Selbyville.

- *Encourage vehicular interconnections between developments in newly developed areas.*

In order to reduce congestion along major roadways, the Town should work with developers to provide road interconnections among existing and planned developments.

- *Continue to maintain and improve existing sidewalks, roads, and bicycle/pedestrian facilities.*

The Town of Selbyville has been active in replacing and installing sidewalks throughout town. The Town should continue to maintain these areas as attractive and viable alternatives to driving.

- *Consider requiring sidewalks in new development*

The Town's subdivision ordinance identifies the required width of sidewalks when provided by a developer or deemed necessary by Mayor and Council; however, the ordinance does not require that sidewalks be installed in residential subdivisions. The Town should consider modifying the ordinance to

require sidewalks.

Recreation and Open Space

Background

Recreation & Parks

The Town of Selbyville operates two parks, a 4.5-acre athletic complex located on Park Street, and a new 3-acre park on Cemetery and Railroad Streets. The athletic complex includes a basketball court, sand volleyball court, and a baseball field. The Town is currently working to improve the ballfield at this location. Future plans for the new 3-acre park are to make a walking park for citizens to enjoy the area. The Town is currently clearing the underbrush in the wooded area of the park. Map 2 shows the locations of these parks. Town funds will be used in combination with funds from Sussex County and local donations to operate and maintain the park. There is also a small sitting park on Church Street in the downtown business area. It is designed to accommodate shoppers who would like a pleasant place to rest.

Area schools also have recreation facilities that are available to Selbyville residents. The School of the Arts contains two (2) manicured baseball diamonds, a football field surrounded by a 1/4 mile running track and a full size soccer field plus other open space for practice. Phillip Showell Elementary School has playground equipment and open space.

A local little league field is outside of town in Roxana. All of the area little leagues play and practice on the field. A soccer complex is also located outside of the Town boundaries that serves residents of the Selbyville area as well as other areas of Sussex County.

At this time Selbyville does not offer organized sports programs, day care facilities or senior citizens programs. The Town allows organized leagues to use facilities within Town.

Agricultural Preservation

Much of the area around Selbyville remains in agriculture. North of Selbyville, along Route 113, several farms have been placed under permanent protection through the Purchase of Development Rights program.

Recommendations

- *Consider requiring open space set-aside or payment in lieu of open space.*

Many municipal governments require that when land is subdivided for residential development, a certain percentage be set aside as permanent open space for active or passive recreation or to protect a natural feature. In some cases, the municipality allows a payment to a parks fund in lieu of setting aside open space so that a larger, regional park can be created. The Town of Selbyville should consider such a requirement to help build a system of parks as the area develops.

- *Encourage funding of soccer complex improvements.*

The soccer complex located just outside of Selbyville is available to Selbyville residents and residents of the larger region. The complex is in need of improvements. The Town sponsored a grant application for the complex, but the project did not receive funding. The Town should continue to help solicit funding for the soccer complex.

- *Purchase and develop parkland.*

As Selbyville's population continues to grow and the Town looks to expand its boundaries, the Town should continue to purchase and develop parkland with assistance from available grant programs. The Delaware Land and Water Conservation Trust Fund grant program has provided assistance to the Town in the past, and should be considered a potential source of parks funding in the future.

- *Provide facilities for league play.*

While the Town of Selbyville does not provide organized league play, the Town makes its park facilities available to organized leagues. The Town should continue to provide space for organized league play.

- *Continue to maintain parks and recreation areas within Town.*

The Town should continue to maintain the parks within the current Town to provide recreational opportunities to its residents.

Natural Resource and Environmental Protection

Background

Selbyville is located within Buntings Branch Watershed. The potential annexation area identified by Selbyville extends beyond the Buntings Branch Watershed into the Assawoman and Little Assawoman watersheds. These watersheds are listed as impaired under section 303(d) of the Clean Water Act. As impaired watersheds, they will be subject to Total Maximum Daily Load (TMDL) regulations. TMDL regulations define the amount of a pollutant a water body can handle while still meeting water quality standards. TMDL regulations for these watersheds will be developed by late 2003.

For all three watersheds, pollution control strategies are being developed by the Department of Natural Resources and Environmental Control (DNREC) in conjunction with the Inland Bays Tributary Action Team and the Center for the Inland Bays. Pollution control strategies are expected to be completed and adopted by the DNREC by the time that the TMDL regulations are complete. Land use is a significant contributor of nutrients to waterways, and many of the strategies will likely focus on reducing nutrient loads from land use activities.

Selbyville consists primarily of upland areas that are suitable for agriculture and development. There are several pickets of poorly drained hydric soils, types often associated with wetlands. Wetlands in town are primarily associated with the floodplain, however there are other scattered pockets of forested, shrub, and non-tidal wetlands. Areas outside of town also include wetlands. The wetlands and floodplains are shown in Map 7. Wetlands provide a variety of benefits to the community. They improve water quality by filtering run-off, and they provide protection from flooding

Recommendations

- *Consider requiring buffers when land is converted from agriculture to urban uses.*

Riparian buffers provide a variety of functions, including improving water quality. The Town should consider requiring buffers along streams, wetlands and ditches when land developed.

- *Minimize impervious surfaces in new development*

Impervious surfaces impact the quality of both surface and ground water. Run-off from impervious surfaces causes erosion and adds pollutants to surface water. It also prevents the recharge of aquifers that provide drinking water to area residents. The Town should look to minimize impervious surfaces as land is developed. Alternative materials for the construction of roads, sidewalks, bike paths, and parking lots should be considered as options.

- *Work with DNREC to establish Best Management Practices (BMP's)*

The Town should work with DNREC to establish BMP's for all construction in areas adjacent to streams to help mitigate sediment and nutrient runoff.

- *Continue to review development site plans to ensure that natural features are protected*

When the Town reviews a development proposal, it requires site plans that site plans show how significant natural features, such as wetlands, are protected. The Town will continue to review site plans to minimize impact of development on these features.

Housing

Background

Selbyville currently offers a variety of housing types, including single family homes, multi-family homes, and manufactured housing. The Town's current zoning ordinance provides for seven different residential zones, with densities ranging from 2.2 units to the acre in the R-3 zone to 12 units to the acre in the MR zone (multi-family dwellings).

Hickory Tree, a Delaware State Housing Authority public housing site, is located about ¾-mile outside of town. It includes 35 units for low income families. The Town of Selbyville provides water and sewer to the site. Shady Grove I, II and III were built by the U.S. Department of Agriculture Rural Development within the Town of Selbyville. Shady Grove is a 30-unit family site with approximately half of the units below market-rate and the other half subsidized (where households pay only 30 percent of their income). Shady Grove II is a 25-unit senior housing site with all of the units subsidized; and Shady Grove III is a 20-unit senior housing site with all of the units subsidized.

A lot of older houses in town have fallen into disrepair. In recent years, the Town has been using Community Development Block Grants to redevelop substandard housing. The Town of Selbyville also provides nice, upscale housing in the historic district and in some of the newly developing areas.

Recommendations

- *Encourage the development of new housing units on vacant lots in the residential zones.*

There are several vacant residential lots scattered throughout Town. The Town should encourage the development of new homes on these lots.

- *Continue to utilize Community Development Block Grants to redevelop substandard housing*

For the past several years, Selbyville has used Community Development Block grants to redevelop substandard housing. The Town should continue to use these funds to improve the housing stock within the Town.

- *Provide a variety of high quality housing types for a range of income levels*

Selbyville's population has grown in diversity over the past ten years. The Town should work to

ensure that the housing stock available serves the diverse needs of the Town's population.

Historical & Cultural Resources

Background

The Town of Selbyville includes an historic district that is eligible for listing on the National Register of Historic Places. While the Town is not at this time interested in pursuing such a listing, there is an interest in protecting the historic character of the downtown. The Town's zoning ordinance includes an Historic Residential District (HR) and an Historic Business District (HB). Structures in these districts are subject to architectural guidelines that serve to protect architectural resources in the historic district. The Historic District Commission includes the same membership as the Planning and Zoning Commission. Before a structure in the historic districts can be altered, demolished, moved or repaired on the exterior, the Historic District Commission must issue a letter of approval. The Commission meets monthly as necessary, and the meetings are open to the public.

Recommendations

- *Continue to protect the Town's historic districts through zoning regulations and the Historic District Commission.*

Selbyville's regulation of its historic districts works well by preserving the historic character of Selbyville's downtown, while keeping the control local. This system of protecting the historic character of Selbyville should continue.

- *Convert railroad building next to the Town Hall into a Town museum.*

At a recent Town event, the railroad building was used to display memorabilia from Selbyville's history. The display was very well-received, and the Town has received positive feedback from residents. The Town is in the process of applying for funding through the TEA-21 program to restore the railroad building and open it as a Town museum.

- *Encourage the use of federal and state tax credit programs for restoring historic buildings*

Both the State of Delaware and the federal government offer tax credit programs for restoring historic structures. The Town should encourage the use of these programs in its historic residential and business districts. The State Historic Preservation Office should be consulted for additional information on these

programs and how they might benefit Selbyville.

Economic Development

Background

Selbyville has over 100 businesses with a wide variety of products and services in Town ranging from the largest, Mountaire of Delmarva poultry business which employs approximately 1,500 people to the small family-owned businesses located throughout the Historic Districts of Town.

The new 35-acre Industrial Park located on Route 113 includes a wide variety of light manufacturing businesses. There is room for approximately 20 businesses of which 15 are already in operation.

Opportunities abound in the lovely rural setting for the establishment of a business with good traffic patterns and no tax shopping.

Recommendations

- *Encourage the location of medical practices in the Selbyville area*

Selbyville currently has a limited number of medical practices in Town. As the area grows, the Town would like to attract additional physicians and dentists to the area.

- *Work with the Delaware Economic Development Office to bring appropriate business and industry to the Selbyville area*

The Town should identify priority industries and businesses that it would like to see in Selbyville and work with the Delaware Economic Development Office on a strategy to attract new businesses.

- *Work with the Department of Natural Resources and Environmental Control and the Delaware Economic Development Office to identify and redevelop potential brownfield sites in Town.*

According to the 7 Del. Code, Chapter 91, a brownfield is defined as “any vacant, abandoned or underutilized real property, the development or redevelopment of which may be hindered by the reasonably held belief that the real property may be environmentally contaminated.” There are several properties in the Town of Selbyville that meet this description. DNREC and DEDO have funds available to investigate and clean up sites that qualify as brownfields so that they can be redeveloped. The Town of Selbyville should work with DNREC and DEDO to identify and redevelop these sites.

Growth and Annexation Plan

According to the United States Census Bureau, annexation is “the act or process of adding land to a governmental unit, usually an incorporated place, by an ordinance, a court order, or other legal action.” Selbyville’s annexation procedures are set forth in the Town’s charter.

According to 22 Del. Code, Chapter 7, annexations by a municipality must be consistent with the municipality’s comprehensive plan. The annexation component of the comprehensive plan should set forth lands to be considered for annexation by the municipality.

Because of its proximity to the beach resorts, Selbyville is in an area of high growth pressure. While the Town’s population growth rate between 1990 and 2000 was smaller than that of Sussex County, development in the county is rapidly moving west along Route 54. In order to shape growth as it occurs at Selbyville’s borders, the Town must consider annexation. The Town’s assets of abundant water, water treatment capacity, wastewater treatment capacity, experienced police force, established volunteer fire company and management capability, make it a suitable area to focus growth.

The areas targeted for annexation are east on Route 54, east on Route 17, north on Route 113, and the area west of Route 113 all contiguous to the Town. The area does not geographically match the secondary developing area adopted in the *Strategies for State Policies and Spending*, but it takes in less area west of Town and more area east of Town. Map 8 shows the potential expansion area in comparison to the secondary developing area. If the entire area depicted as the potential annexation area were annexed, the Town’s acreage would grow from 887 acres to 3,454 acres. This exceeds the acreage designated in the *Strategies for State Policies and Spending* as community, developing and secondary developing areas by about 84 acres.

The Town of Selbyville currently provides sewer to 143 residences and water to 233 residences outside of the municipal boundary. These areas fall within the potential annexation area and would likely be among the first properties annexed into Town.

Selbyville includes several enclave properties, or donut holes, where unincorporated land is entirely surrounded by land within the municipal boundaries. These will also be a priority for annexation.

Selbyville's other priority for annexation is the land east of Town along Route 54, generally south of Route 17. This area is currently experiencing growth pressure in the County, and annexing the land would give the Town say over how it becomes developed. The Town would also provide central water and sewer, as well as police service, to residents and businesses in this area.

The area north and northeast of Town between Route 17 and Route 113 is also shown in the potential annexation area, however this land remains predominantly rural and is under less pressure for development. While the Town is interested in potentially annexing the area, it is of lower priority than the area east of Town.

Selbyville currently has additional capacity in its water and wastewater treatment capabilities. The wastewater treatment plant currently operates at about 1 MGD, with a capacity of 1.25 MGD. The Town is currently pursuing plans to upgrade its wastewater capacity to 1.5 MGD. The Town currently treats about 180,000 gpd of water. The Town's treatment plant could treat up to 1 MGD with minor adjustments. Once the Town reaches about 600,000 gpd, it will need more wells. With this excess capacity, the Town is in a good position to assume growth that annexation would bring.

Intergovernmental Coordination

Proper implementation of any plan requires coordination among levels of government. In order for Selbyville to be effective in implementing its Comprehensive Plan, the Town must work closely with Sussex County government, the State of Delaware, and possibly governments within the State of Maryland, adjacent to the Town's boundary. Map 6 shows an Intergovernmental Coordination Zone, in which the Town of Selbyville intends to coordinate with the State and Sussex County on land use decisions.

- *Selbyville should become active in Sussex County land use decisions in the surrounding areas*

In this Comprehensive Plan, Selbyville lays out a potential annexation area where the Town has interest in shaping growth and providing services. This land, while of great interest to Selbyville, is under the jurisdiction of Sussex County. In addition to the area depicted as potential annexation area in Map 8, Map 6 shows a larger Intergovernmental Coordination Zone. The Town of Selbyville needs to participate in County land use decisions regarding these areas.

The Town should stay apprised of Sussex County land use decisions pending and comment through the State's LUPA process.

- *Selbyville should begin an open dialogue with Sussex County regarding development surrounding Selbyville*

Selbyville needs to work with County officials and begin an open dialogue regarding development pressures outside of the Town's borders. The County's plans for sewer in the areas surrounding Selbyville is of particular concern to the Town. If the County begins to extend sewer into the Town's potential annexation area, this would restrict the Town's ability to annex land.

- *Selbyville should coordinate with State agencies regarding land use decisions and funding opportunities.*

Coordination with state agencies is equally important. Land use decisions cannot be separated from the

larger context in which they are made. Ongoing coordination with the Office of State Planning Coordination, the Delaware Department of Transportation, the Department of Natural Resources and Environmental Control, State Historic Preservation Office, and other agencies is integral to the successful implementation of the Comprehensive Plan. Many state agencies offer grants or other financial assistance that will be helpful in implementing the Comprehensive Plan.

The Town will also coordinate any future land use on Route 113 with the Department of Transportation's Corridor Capacity Preservation Program.

Next Steps

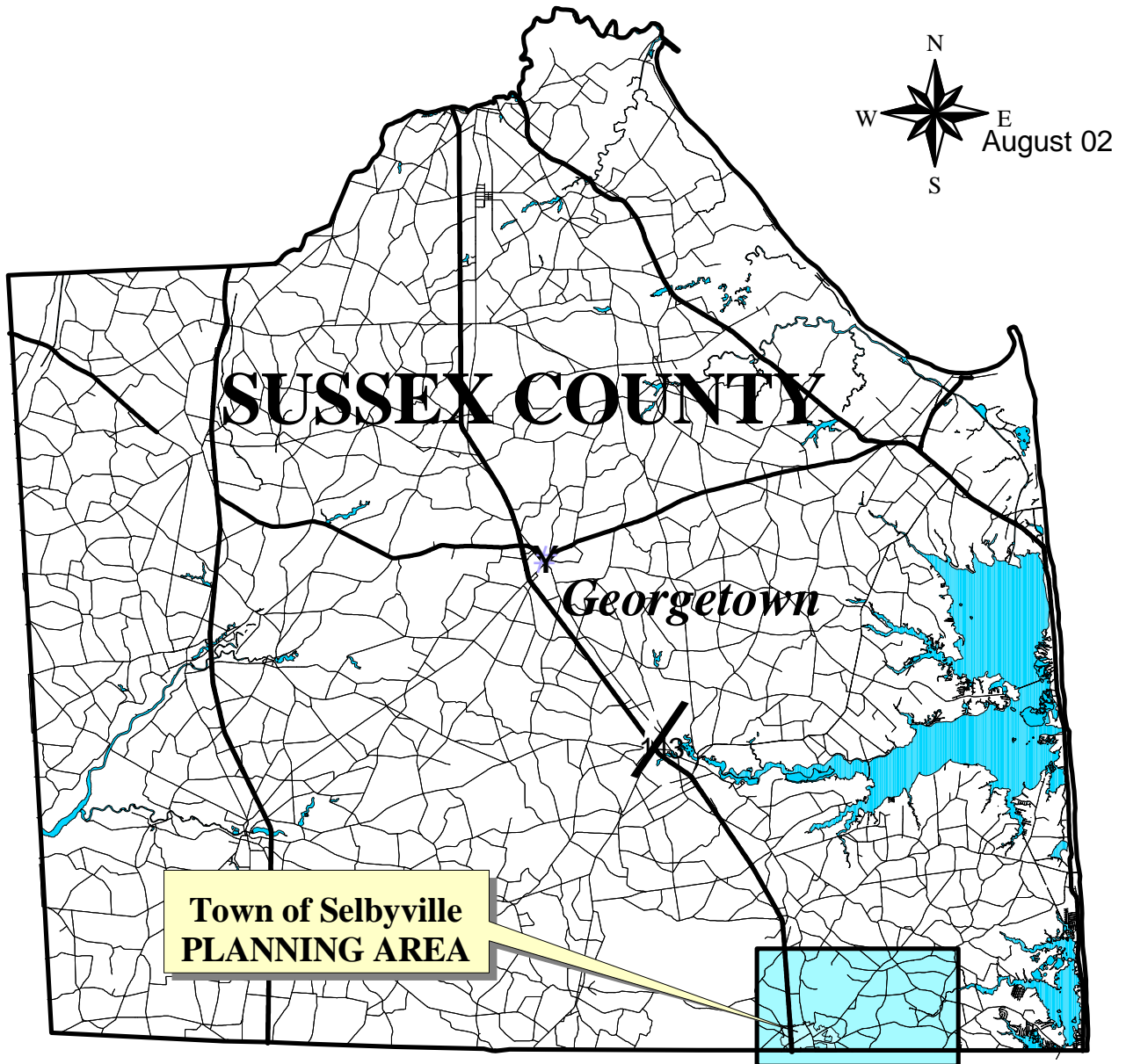
In order to implement a Comprehensive Plan, clear implementation strategies need to be set forth. Many recommendations are set forth in the plan, but the Town needs to define the next steps so that the recommendations can be smoothly carried out.

1. Review Town's zoning and subdivision ordinances to identify impediments to carrying out recommendations in the plan. Consider revisions to ordinances to facilitate smoother plan implementation.
2. Review Town's zoning map for consistency with Future Land Use map in the Comprehensive Plan. Within 18 months of the Comprehensive Plan's adoption, these maps must be compatible.

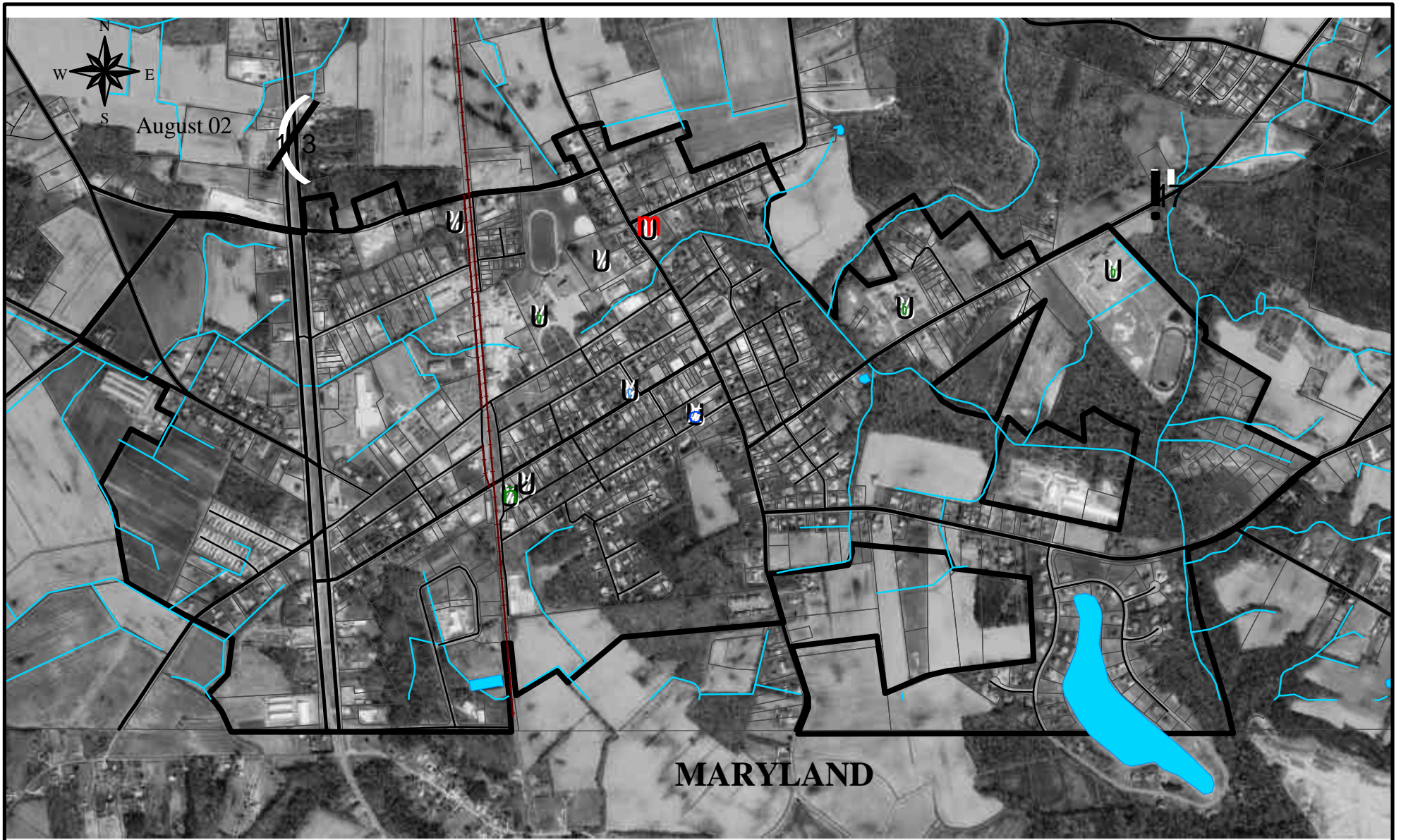


TOWN OF SELBYVILLE

2002 COMPREHENSIVE PLAN



Map 1 - LOCATION



PUBLIC FACILITIES

- h Town Hall
- p Police
- m Fire
- b School
- c Post Office
- C Library

Tax Parcels

Town of Selbyville 2002 Comprehensive Plan
Map 2 - SOCIAL SERVICES

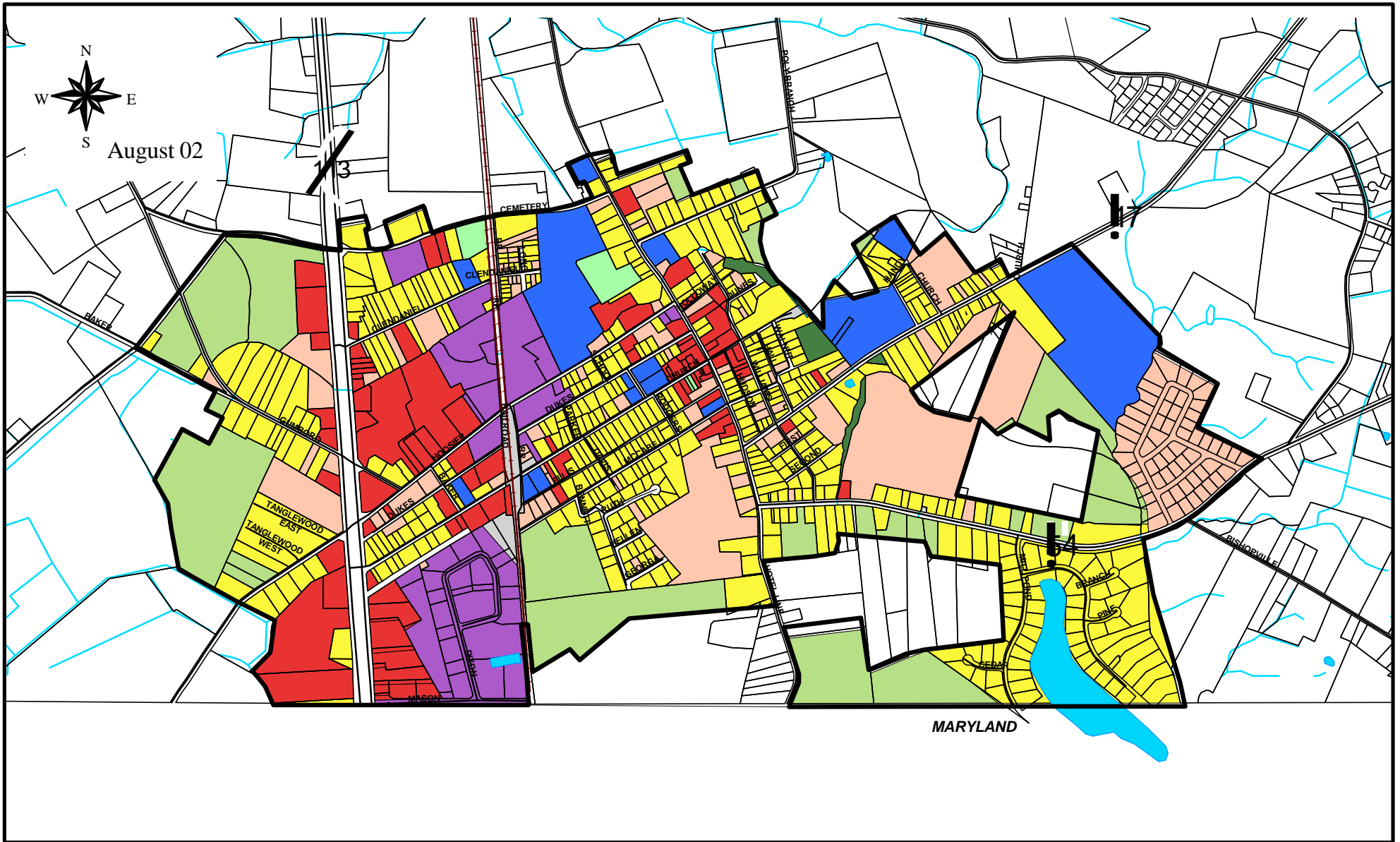
0.3 0 0.3 0.6 Miles



Tax Parcel GIS courtesy of Sussex Co.



SOCIAL SERVICES



- Current Land Use
- Residential
 - Shopping, business or trade
 - Industrial or manufacturing
 - Social or institutional
 - Utilities or transportation
 - Recreation or leisure
 - Natural resource/open space
 - Vacant
 - Agriculture

Town Boundary

Town of Selbyville 2002 Comprehensive Plan

Map 3 - CURRENT LAND USE

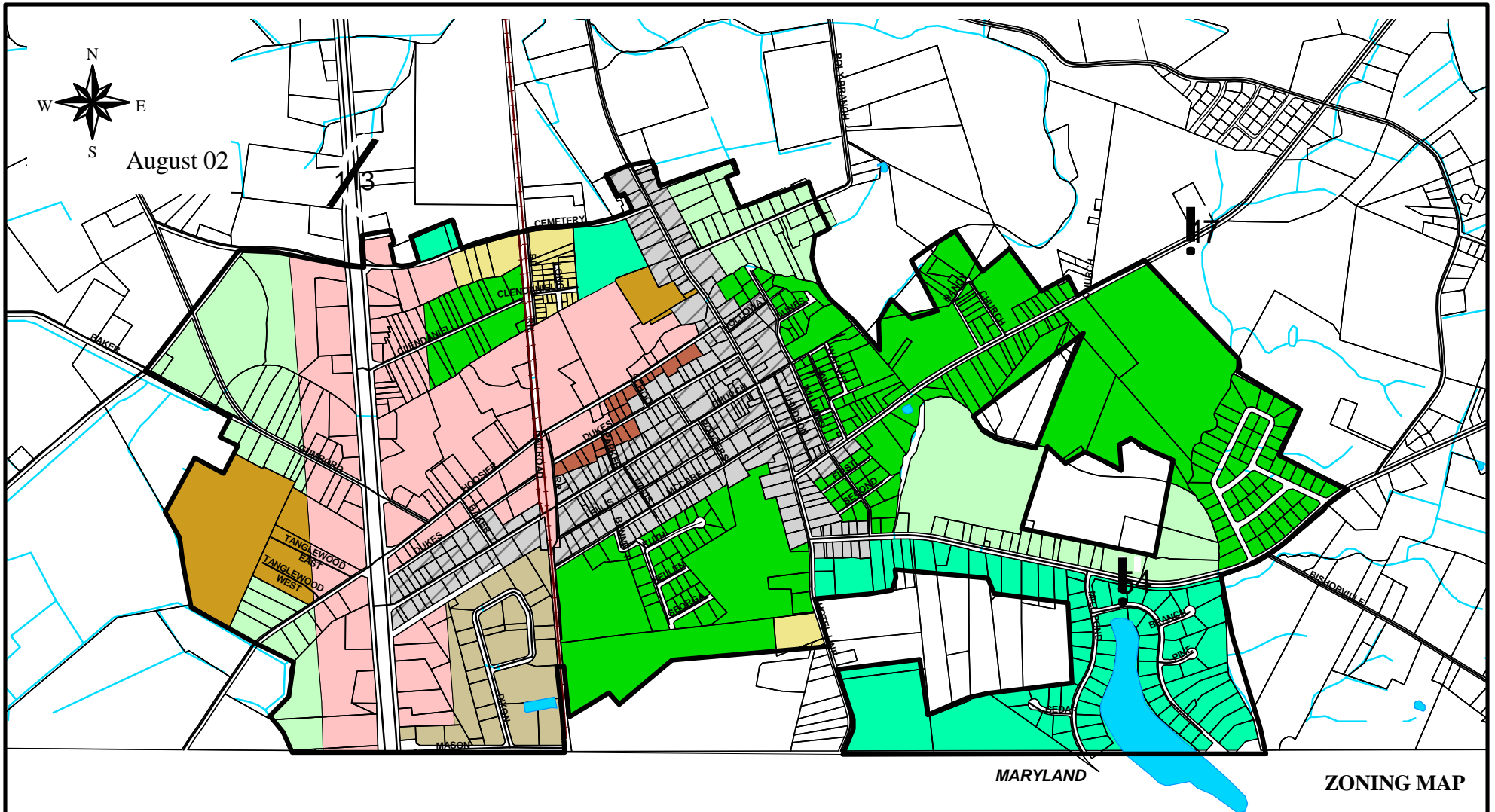
0.25 0 0.25 0.5 0.75 Miles



Tax Parcel GIS courtesy of Sussex Co.



CURRENT LAND USE



ZONING DISTRICTS

- R-1 RESIDENTIAL
- R-2 RESIDENTIAL
- R-3 RESIDENTIAL
- MULTI-FAMILY RESIDENTIAL
- DUPLEX RESIDENTIAL
- MOBILE HOME RESIDENTIAL
- HISTORIC BUSINESS
- HISTORIC RESIDENTIAL
- GENERAL COMMERCIAL
- LIGHT INDUSTRIAL

**Town of Selbyville 2002 Comprehensive Plan
Map 4 - EXISTING ZONING MAP**

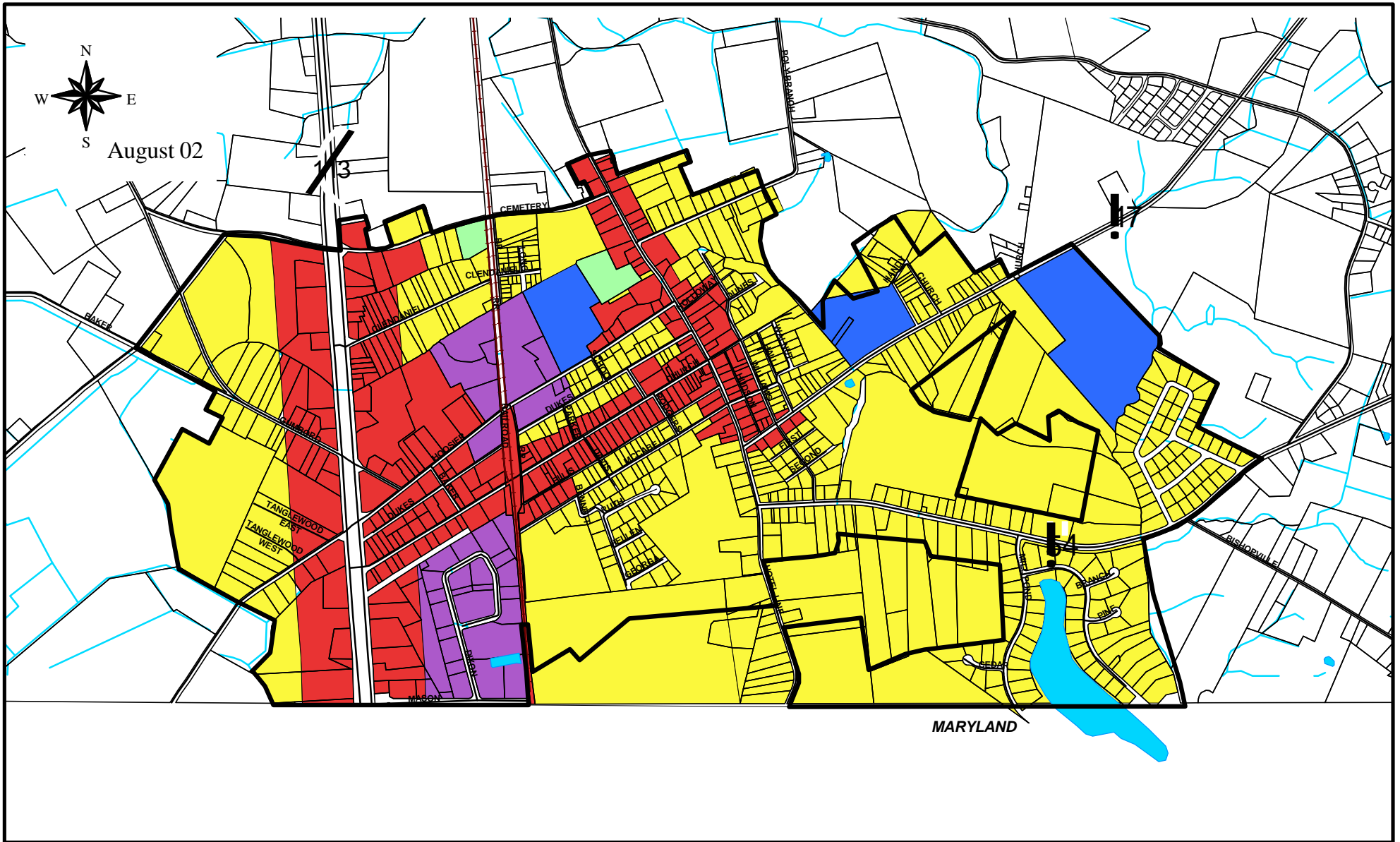
0.25 0 0.25 0.5 0.75 Miles



Tax Parcel GIS courtesy of Sussex Co.

ZONING MAP





- Land Use
- Residential
 - Shopping, business or trade
 - Industrial or manufacturing
 - Social or institutional
 - Utilities or transportation
 - Recreation or leisure
 - Natural resource/open space
 - Vacant
 - Agriculture

Town Boundary

Town of Selbyville 2002 Comprehensive Plan

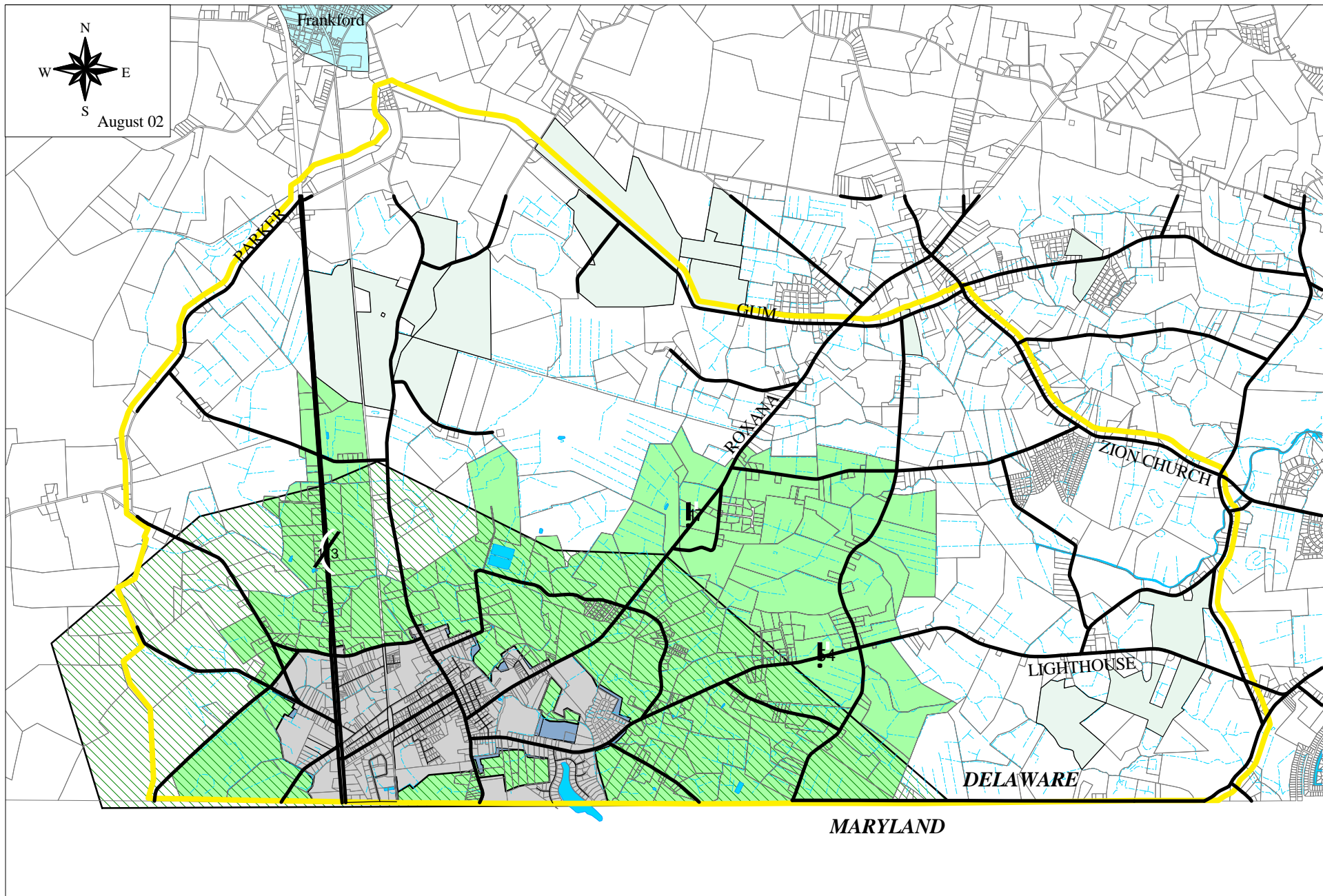
Map 5 - FUTURE LAND USE

0.3 0 0.3 0.6 0.9 Miles

Tax Parcel GIS courtesy of Sussex Co.



FUTURE LAND USE

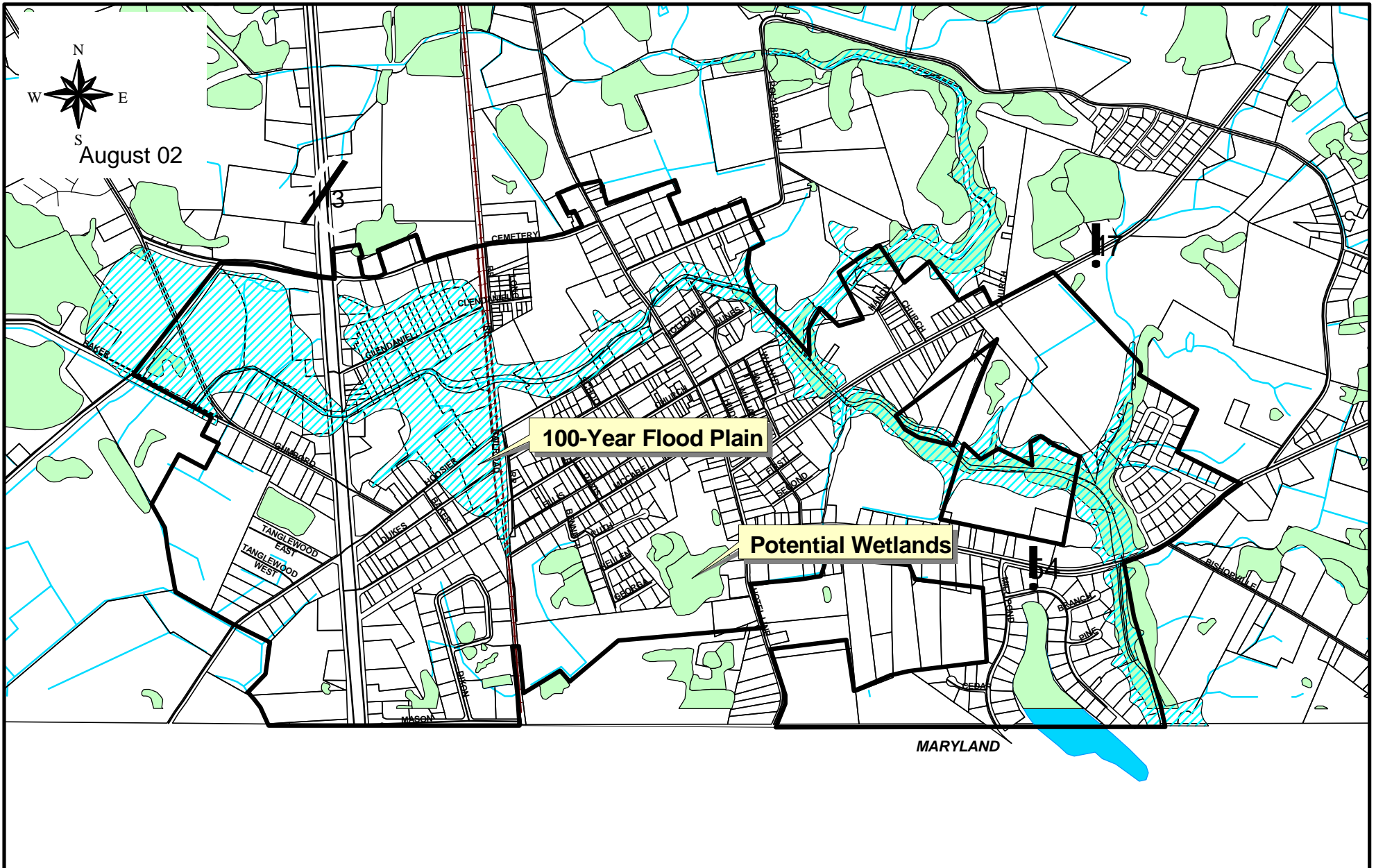




- Areas of Potential Expansion
- Intergovernmental Coordination Zone
- Long-term Agricultural Programs
- Tax Parcel
- Community, per State Strategies
- Secondary Developing Area

Town of Selbyville 2002 Comprehensive Plan

Map 6 - PLANNING AREA

4000 0 4000 8000 12000 Feet



-  FEMA 100-yr Flood Plain
-  Potential Wetlands

Town of Selbyville 2002 Comprehensive Plan

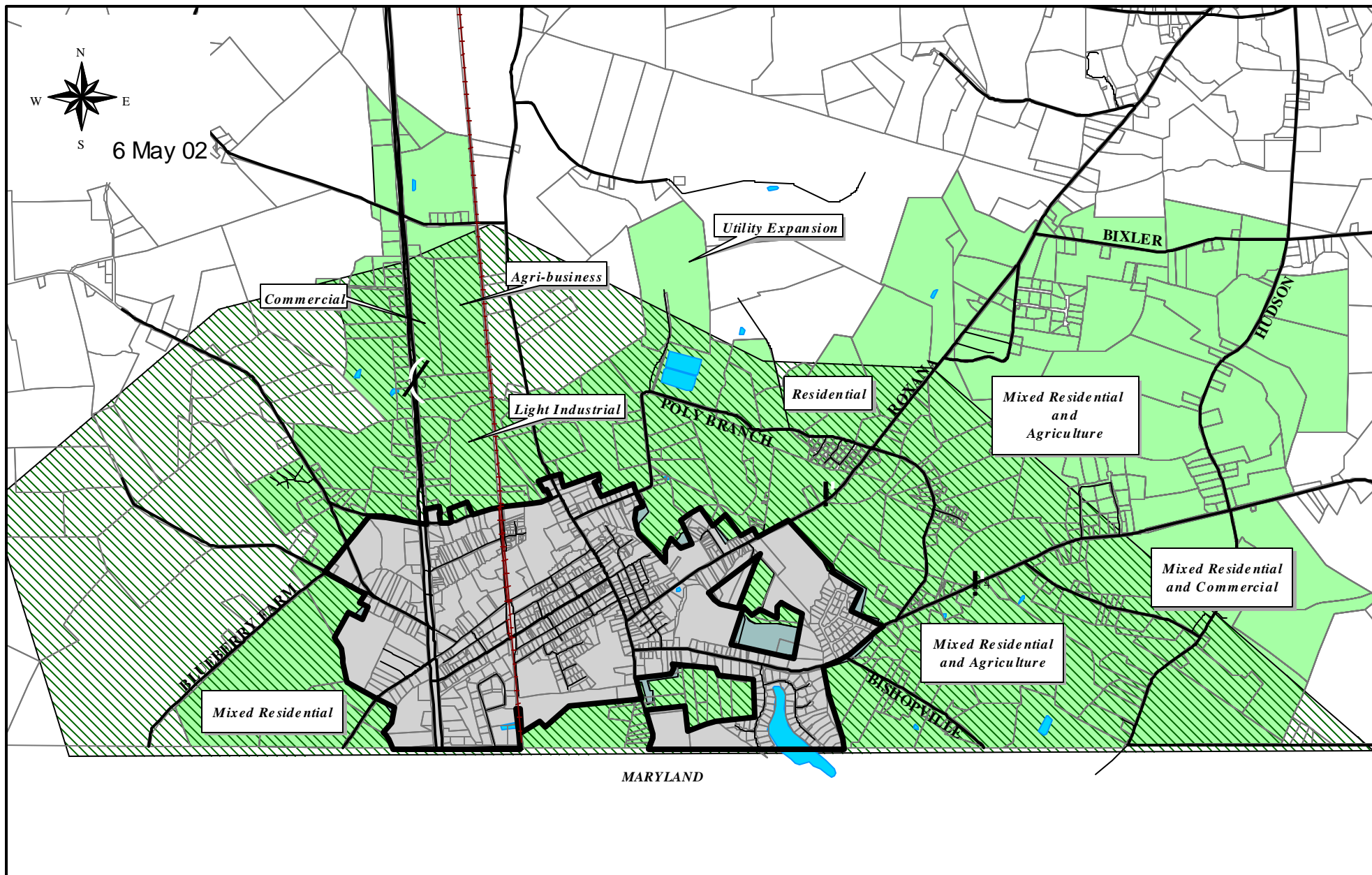
Map 7 - Flood Plain and Wetlands

0.25 0 0.25 0.5 Miles



Tax Parcel GIS courtesy of Sussex Co.





- Potential Expansion
- State-maintained Roadway
- Community, per State Strategies
- Secondary Developing Area, per State Strategies
- Tax Parcels

Town of Selbyville 2002 Comprehensive Plan

Map 8- AREA OF POTENTIAL EXPANSION

0.5 0 0.5 1 Miles

Tax Parcel GIS courtesy of Sussex Co.

